



TIFFANY & BOSCO
P.A.

Dated: November 25, 2009

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A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

Mark S. Bosco
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State Bar No. 014228
Attorneys for Movant

09-27030/0152966404

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Wayne T. Clifford and Kimberly D. Clifford,
Debtors.

Citibank, N.A., as Trustee for LXS 2006-17
Movant,
vs.

Wayne T. Clifford and Kimberly D. Clifford,
Debtors, Roger W. Brown, Trustee.

Respondents.

No. 2:09-bk-25227-GBN

Chapter 7

ORDER

(Related to Docket #11)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

...

...

1 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed
2 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
3 property which is the subject of a Deed of Trust dated July 3, 2006 and recorded in the office of the
4 Maricopa County Recorder wherein Citibank, N.A., as Trustee for LXS 2006-17 is the current beneficiary
5 and Wayne T. Clifford and Kimberly D. Clifford have an interest in, further described as:

6 Lot 95, of Dave Brown Lamoreaux Farms, according to the plat of record in the office of the
7 County Recorder of Maricopa County, Arizona, recorded in Book 447 of Maps, Page 4.

8 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

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14
15 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
16 to which the Debtor may convert.

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18
19 DATED this ____ day of _____, 2009.

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23 _____
24 JUDGE OF THE U.S. BANKRUPTCY COURT
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